

ORDINANCE C-25-97

AN ORDINANCE FOR THE REZONING OF FOUR TRACTS OF LAND LOCATED ON
HOOVER ROAD & STATE ROUTE 665, BUCKEYE RANCH, FROM R-1 TO SD-1

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on April 22, 1997; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises are rezoned from R-1, Single-Family Residential to SD-1 - Educational:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey No's. 1434 and 6115, containing 5.127, 5.127, 5.127 & 29.69 acres of land respectively, more or less, and being part of four (4) Tracts of land conveyed to Ada R. Smith by deed shown of record in Official Record, Recorder's Office, Franklin County, Ohio and being more fully described in Exhibit "A" attached hereto and made a part hereof.


SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

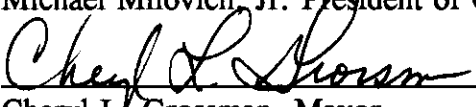
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 6-16-97

Effective: 7-16-97

Attest:


Michael Milovich, Jr. President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC, Clerk of Council

I Certify that this ordinance
is correct as to form.


Thomas Clark, Director of Law

EXHIBIT "A"

TRACT 1

Situate in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Surveys No. 1434 and 6115 and being 5.127 acres out of a 29.695 acre tract known as Parcel No. 3, conveyed to Ada R. Smith by deed of record in Deed Book 2659, Page 557, Recorder's Office, Franklin County, Ohio, said 5.127 acres being more particularly described as follows:

Beginning at a spike in the centerline of State Route 665 (Lockbourne Road) and the southerly line of the said 29.695 acre tract, said spike being located North 82 deg. 14' 50" West, a distance of 460.12 feet from the southeasterly corner of the said 29.695 acre tract; thence from the place of beginning,

North 82 deg. 14' 50" West, a distance of 155.84 feet along the centerline of said State Route 665, and the southerly line of the said 29.695 acre tract to a spike; thence,

North 03 deg. 36' 35" East, a distance of 1430.92 feet to an iron pin in the northerly line of the said 29.695 acre tract; thence,

South 86 deg. 32' 55" East, a distance of 155.43 feet along the northerly line of the said 29.695 acre tract to an iron pin, said iron pin being located North 86 deg. 32' 55" West, a distance of 458.92 feet from the northeasterly corner of the said 29.695 acre tract; thence,

South 03 deg. 36' 35" West, a distance of 1442.61 feet to the place of beginning, containing 5.127 acres of land, subject however, to all legal rights of way and easements.
Parcel 676

TRACT 2

EXHIBIT "A"

- Situate in the State of Ohio, County of Franklin, Township of Jackson; Virginia Military Surveys No. 1434 and 6115 and being 4.664 acres out of 29.695 acre tract known as Parcel No. 3 and 0.463 acres out of a 1.064 acre tract, both tracts being conveyed to Ada R. Smith by deed of record in Deed Book 2659, Page 557, Recorder's Office, Franklin County, Ohio, the above 4.664 acre tract and 0.463 acre tract being more particularly described as a 5.127 acre tract as follows: Beginning at a spike in the centerline of State Route 665 (Lockbourne Road) and the southerly line of the said 29.695 acre tract, said spike being located North 82° 14' 50" West, a distance of 615.96 feet from the southeasterly corner of the said 29.695 acre tract; thence from the place of beginning North 82° 14' 50" West, a distance of 53.00 feet along the centerline of State Route 665 and the southerly line of the said 29.695 acre tract to a spike being the southeasterly corner of the said 1.064 acre tract and a southwesterly corner of the said 29.695 acre tract; thence North 82° 46' 50" West, a distance of 104.02 feet along the southerly line of the said 1.064 acre tract and the centerline of said State Route 665 to a spike; thence North 03° 36' 35" East, a distance of 1420.11 feet (passing the northerly line of the said 1.064 acre tract and re-entering the 29.695 acre tract at 197.49 feet) to an iron pin in the northerly line of the said 29.695 acre tract; thence South 86° 32' 55" East, a distance of 156.88 feet along the northerly line of the said 29.695 acre tract to an iron pin, said iron pin being located North 86° 32' 55" West, a distance of 614.35 feet from the northeasterly corner of the said 29.695 acre tract; thence South 03° 36' 35" West, a distance of 1430.92 feet to the place of beginning, containing 5.127 acres of land, subject however, to all legal rights-of-way and easements.

Reference: See Volume 2659, Page 557 of the Deed Records of Franklin County, Ohio and also Survey of Richard W. Conrad, Registered Surveyor #5041 dated July 8, 1974.

EXHIBIT "A"

TRACT 3

situated in the County of Franklin, in the State of Ohio, and in the Township of Jackson and bounded and described as follows:

In Virginia Military Survey No. 1434 and being part of a 89.087 acre tract conveyed to Clarence White, Ada R. Smith and Armond B. White by deed of record in Deed Book 2656, Page 69, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a spike in the northeasterly corner of said 89.087 acre tract said spike also being in the centerline of Hoover Road; thence south 3° 36' 35" West along the easterly line of said 89.087 acre tract and the centerline of Hoover Road, a distance of 711.30 feet to a spike; thence North 86° 32' 55" West parallel to the northerly line of said 89.087 acre tract along the northerly line of a 29.696 acre tract known as Parcel No. 2 and the northerly line of a 29.695 acre tract known as Parcel No. 3, a distance of 1808.73 feet to an iron pin in the westerly line of said 89.087 acre tract, passing an iron pin at a distance of 855.69 feet; thence North 2° 01' 30" East along the westerly line of said 89.087 acre tract; a distance of 711.51 feet to a stone at the northwesterly corner of said 89.087 acre tract; thence South 86° 32' 55" East along the northerly line of said 89.087 acre tract, a distance of 1628.41 feet to the place of beginning, containing 29.696 acres of land subject, however, to all legal rights-of-way and easements.

The foregoing being Parcel No. 1 of a Survey by The Thomas Engineering & Surveying Co., dated August 27, 1964, out of the Seannie White 89.087 acre tract.

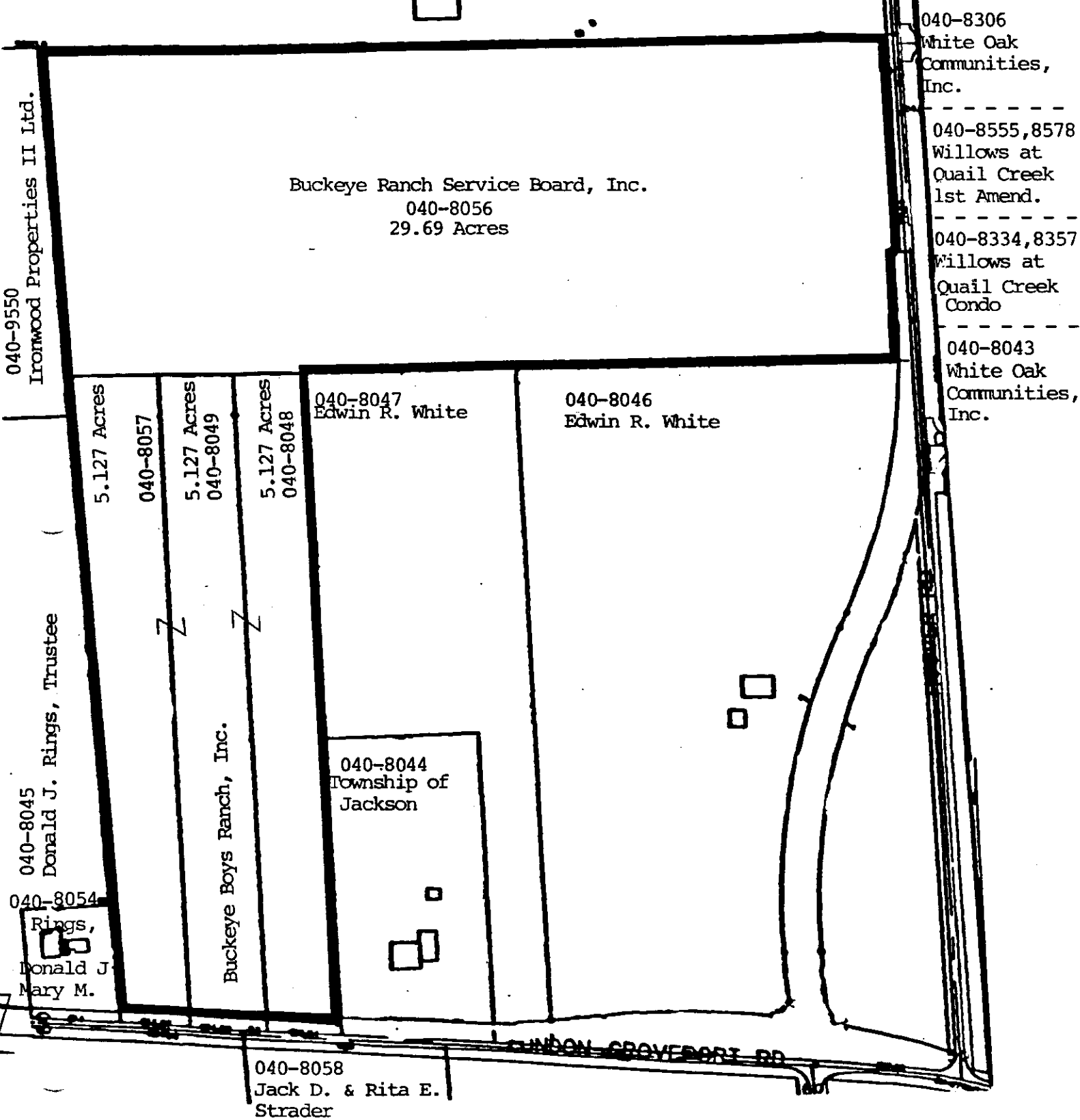
The foregoing is further known as and also known as Parcel number 1955 Hoover Road.

EXHIBIT "A"

TRACT 4

Situate in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Surveys No. 1434 and 6115 and being 4.526 acres out of a 29.695 acre tract known as Parcel No. 3 and 0.601 acres out of a 1.064 acre tract, both tracts being conveyed to Ada R. Smith by deed of record in Deed Book 2659, Page 557, Recorder's Office, Franklin County, Ohio, the above 4.526 acre tract and 0.601 acre tract being more particularly described as a 5.127 acre tract as follows: Beginning at a spike in the centerline of State Route 665 (Lockbourne Road) and being the southwesterly corner of the said 1.064 acre tract; thence North 01° 36' 00" East, a distance of 260.35 feet along the westerly line of the said 1.064 acre tract and 29.695 acre tract to an iron pin in the westerly line of the said 29.695 acre tract, passing the northwesterly corner of the said 1.064 acre tract and a southwesterly corner of the said 29.695 acre tract at 186.88 feet; thence North 01° 35' 30" East, a distance of 1062.95 feet along the westerly line of the said 29.695 acre tract to a stone; thence North 02° 01' 56" East, a distance of 88.77 feet along the westerly line of the said 29.695 acre tract to an iron pin being the northwesterly corner of the said 29.695 acre tract; thence South 86° 32' 55" East, a distance of 182.01 feet along the northerly line of the said 29.695 acre tract to an iron pin; thence South 03° 36' 35" West, a distance of 1420.11 feet to a spike in the centerline of said State Route 665 and the southerly line of the said 1.064 acre tract (passing the northerly line of the said 1.064 acre tract and leaving the 29.695 acre tract at 1222.62 feet); thence North 82° 46' 50" West, a distance of 133.27 feet along the centerline of State Route 665 and the southerly line of the said 1.064 acre tract to the place of beginning, containing 5.127 acres of land, subject however, to all legal rights-of-way and easements. Reference: See Volume 2659, Page 557 of the Deed Records of Franklin County, Ohio and also Survey of Richard W. Conrad, Registered Surveyor #5041 dated July 6, 1974.

Buckeye Boys Ranch Service Board of Franklin
County, Inc. 040-4974



RE: APPLICATION FOR REZONING OF 45.077 ACRES IN THE CITY OF GROVE CITY
(PROPERTY TO BE REZONED)